

## **PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING**

### **Official Minutes, June 4, 2024**

A regular meeting of the Permanent Building Fund Advisory Council (PBFAC) was held on this date in Boise, Idaho.

The June 4, 2024 meeting was called to order by Chair Dale Reynolds at 1:30 PM in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

#### **Council Members Present:**

Mr. Dale Reynolds, Chair  
Mr. Clint Shiflet  
Representative Mark Sauter  
Senator Dave Lent

#### **Department of Administration and Division of Public Works Staff Present:**

Mr. Pat Donaldson, Administrator, Division of Public Works  
Mr. Barry Miller, Deputy Administrator, Division of Public Works  
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works  
Ms. Peggy Birk, Project Coordinator, Division of Public Works  
Ms. Kelly Berard, Senior Project Manager, Division of Public Works  
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works  
Ms. Elaine Hill, Project Manager, Division of Public Works (Virtual)  
Ms. Jessica Rodriguez, Project Manager, Division of Public Works  
Mr. John Julian, Project Manager, Division of Public Works  
Mr. Martin Santoyo, Project Manager, Division of Public Works  
Ms. Nicole Bolton, Project Manager, Division of Public Works  
Ms. Nicole Cecil, Project Manager, Division of Public Works (Virtual)  
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works  
Mr. Andrew Gibler, Field Representative, Division of Public Works (Virtual)

### **APPROVAL OF MAY 7, 2024 MEETING MINUTES**

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE MINUTES FROM MAY 7, 2024, AS WRITTEN. Council passed the motion.**

## SMALL PROJECTS

DPW Project No. 24012 2023 SB1197:2A01 \$ 195,000  
Replace DDC Controls / Install Fire  
Suppression System  
Division of Public Works (DPW) Building  
Department of Administration (ADM)  
Boise, Idaho

DPW Project Manager: John Parham

This project is for the replacement of the DDC system (Direct Digital Control) for the HVAC in the DPW building at 502 4<sup>th</sup> Street, Boise, Idaho. The DPW building will be the first in a push to standardize the DDC systems for the buildings on the Capitol Mall, Idaho Falls, and Lewiston. The new system will be web-based and BACNet compatible and will include new control devices in the occupied space along with retrofitted components on the existing chiller and geothermal systems.

Regional Mechanical / Electrical design firm Cushing Terrell has designed the project. The firm's construction cost estimate is \$73,000; and the project construction budget is \$108,000.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE DPW PROJECT NO. 24012 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 24096 2023 SB1197:2A01 \$ 260,000  
Gymnasium Elevator Reconditioning  
College of Southern Idaho (CSI)  
Twin Falls, Idaho

DPW Project Manager: Nicole Bolton

This project is to modernize the original elevator at the CSI Gymnasium, installed in 1996, and address current elevator code violations. This project is crucial for maintaining the safety and functionality of the facilities.

The modernization will include a new controller, wiring, soft starter and selector, submersible power units with valve, pump, motor, battery backup, car and hall signal fixtures with vandal proof telephone, refurbished hoist way door on each floor, closed loop door operator and restrictor, pit and mechanical room lighting, add mechanical cooling to the equipment room, and code-compliant pit access ladder. The estimated cost is \$212,760.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE DPW PROJECT NO. 24096 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

**TESTING DURING CONSTRUCTION SELECTIONS**

<u>DPW Project No. 19607</u>	Agency	\$	237,983.85
Southwest Vets Home	Anticipated Agency		76,106,019.45
Idaho Division of Veterans Services (IDVS)	2019 HB691:2A01		261,033.45
Boise, Idaho	2021 HB225:2A01		404,000.00
	<u>2022 HB791:2A01</u>		<u>41,713,115.85</u>
			\$ 118,699,231.11

Previous Minutes: 08-06-19, 02-01-22, 09-07-22, 10-05-22, 06-06-23, 11-14-23

DPW Project Manager: Margie Kennedy

Boise’s current Veterans Home is predominately double-occupancy resident rooms within an aging building that is split-level and has limited resident amenities. The new replacement building will house 112 beds with a single-occupancy four-story facility.

A Request for Qualifications for Construction Testing Services was issued on March 25, 2024. Responses were received from a single firm on April 18, 2024. A Selection Committee including Rick Holloway and Kristen Gazley, IDVS; Kody Koebensky, Independent Committee Member; Bruce Berry and Matthew Sandoval, DPW, reviewed the proposal and determined the firm to be qualified for the required design services.

Atlas Technical Consultants Boise, ID

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR CONSTRUCTION TESTING SERVICES FOR DPW PROJECT NO. 19607. Council passed the motion.**

**DESIGN-BUILD REVIEWS**

<u>DPW Project No. 24460</u>	Agency	\$	11,000,000
Student Learning Center	2023 SB1197:2B09		10,700,000
College of Western Idaho (CWI)			\$ 21,700,000
Nampa, Idaho			

Previous Minutes: 10-04-23

Mr. Miller introduced Mr. Cory Wiltshire, ESI Construction, Meridian. Mr. Wiltshire shared plans and presented the project.

DPW Project Manager: Margie Kennedy

The Student Learning Center is anticipated to be approximately 34,000 s.f. The center will contain an Advising and Career Services Center, Student Demonstration Facility, Library / Learning Commons, Technology & Tutoring, Student Services and a bookstore. This will allow CWI to consolidate resources from across the Treasure Valley into one facility on the Nampa Campus. This will also provide students with a central location to receive advising, registration/financial aid assistance, tutoring and testing as needed to succeed in their careers.

The Design Build team of ESI Construction, Inc./Cushing Terrill Architects have designed the project. The team's construction budget and estimate are \$17,029,225 for the building and sitework. Construction to begin September 2024 with completion June 2026.

Council discussed the breakdown of the project construction budget.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH THE CONSTRUCTION PHASE OF THE CONTRACT FOR DPW PROJECT NO. 24460. Council passed the motion.**

## **MID-RANGE REVIEWS**

<u>DPW Project No. 24011</u>	2024 SB1197:2A01	\$ 550,000
Replace Rooftop Air Handlers & Cooling Tower		
Idaho Falls State Office Building (SOB)		
Idaho Falls, Idaho		

Mr. Miller introduced Mr. Russ Pratt, SEED Idaho, Boise, Idaho. Mr. Pratt shared plans and presented the project.

DPW Project Manager: John Julian

The project calls for the replacement of existing rooftop air handlers and cooling tower that are 40+ years old and have gone beyond their useful service life. The existing Evaporative Cooling Tower is original to the building, circa 1978, and has come to the end of its useful life. New RTUs and Cooling Tower will be a more energy efficient state of the art system.

Regional Mechanical Engineer, SEED Idaho, Boise, is designing the project. A project budget of \$550,000 has been established to include all engineering fees, contingencies,

tests, and other expenses. The construction budget is \$461,810. The engineer's current estimates are \$400,000.

Council discussed the building's chiller and available funds for a new RTU.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24011. Council passed the motion.**

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<u>DPW Project No. 24092</u>	2023	SB1197:2A01	\$ 450,000
Fine Arts Fire Alarm Replacement			
College of Southern Idaho (CSI)			
Twin Falls, Idaho			

Mr. Miller introduced Mr. Matt Bradley, Musgrove Engineering, Idaho Falls, Idaho (Virtual). Mr. Bradley shared plans and presented the project.

DPW Project Manager: John Parham

This project will replace the aging fire alarm system at CSI's Fine Arts Building in Twin Falls, Idaho. Devices are failing, and the main control panel and power supply are at the end of their serviceable life. The existing system is proprietary, and the closest authorized technician is in Boise, which results in delayed service response times and excessive fees.

This project includes replacing the existing traditional system with a standardized, open-source voice evacuation system that will allow the College to self-perform service and maintenance. It will also increase the type, positioning, and total count of devices to comply with current code.

Regional Mechanical / Engineering firm Musgrove Engineering, Boise, has designed the project. The firm's construction cost estimate is \$300,811. The project construction budget is \$330,000.

Council discussed the type of system to be installed and the length of its serviceable life.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN AND FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 24092. Council passed the motion.**

## FINAL REVIEWS

<u>DPW Project No. 19607</u>	Agency	\$	237,983.85
Southwest Vets Home	Anticipated Agency		76,106,019.45
Idaho Division of Veterans Services (IDVS)	2019 HB691:2A01		261,033.45
Boise, Idaho	2021 HB225:2A01		404,000.00
	<u>2022 HB791:2A01</u>		<u>41,713,115.85</u>
			\$ 118,699,231.11

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DPW Project Manager: Margie Kennedy

Boise's current Veterans Home is predominately double-occupancy resident rooms within an aging building that is split-level and has limited resident amenities. The new four-story 163,741 square feet replacement building will house 122 beds with single occupancy rooms with private bathrooms. Additional amenities include dining areas, living rooms, secured outdoor resident activity gardens, offices, medication rooms, canteen, chapel, therapy (physical, occupational and speech), barber/beauty shop, sports bar, theater and support program areas.

The proposed development will require partial demolition of the existing State Veterans Home which will remain occupied during construction. Once the veterans have moved into their new home the remainder of the existing State Veterans Home will be demolished and replaced with a new parking lot and landscaped and outdoor resident activity areas. The new replacement facility will be situated on the northeast corner of the existing site.

The total construction budget is \$ 96,252,053. Hoffman Construction is the Construction Manager / General Contractor and Orcutt-Winslow/HSA is the architect.

Construction Documents are in review by the Division of Public Works, Division of Occupational & Professional Licenses, and the US Department of Veterans Affairs for final approvals and federal funding.

Bidding to be this summer with groundbreaking scheduled for the Fall 2024.

**MOTION: REPRESENTATIVE SAUTER MOVED COUNCIL APPROVE FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 19607. Council passed the motion.**

## **NON-STATE ENTITY FUNDED PROJECTS**

AT&T Cell Tower Installation  
Papenberg Field  
Idaho State University (ISU)  
Pocatello, Idaho

Non-State Funds \$ 300,000

Mr. Miller introduced Mr. Steven Hagler, Idaho State University, Pocatello, Idaho. Mr. Hagler shared plans and presented the project.

AT&T wants to install a new pole structure that will have cell tower equipment mounted at the top and an out building for their equipment at the Papenberg Field at Idaho State University.

The project will be 100% designed and funded by AT&T. AT&T will enter into a lease agreement with ISU at fair market rates.

Council discussed the location of the towers.

**MOTION: SENATOR LENT MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO INSTALL AN AT&T CELL TOWER AT PAPERBERG FIELD AT IDAHO STATE UNIVERSITY SUBJECT TO STAFF REVIEW. Council passed the motion.**

## **CLOSED PROJECT REPORT**

Mr. Miller presented the closed project report.

Council discussed DPW Project No. 22515 and the breakdown of costs associated with the manufactured house in Mackay.

## **LEASE REPORT**

Mr. Brien presented the lease report.

Council discussed the lease renewal for the Department of Health and Welfare Boise location.

## **OLD BUSINESS**

Mr. Miller presented the Southeast Idaho PBFAC Tour Tentative Agenda.

## **ADJOURNMENT**

The June 4, 2024 PBFAC Meeting adjourned at 2:21 PM.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist